



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, August 02, 2022**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. *Please note, this was originally noticed for July 28, 2022; Zoning Administrator, meeting; however, this will be now heard on August 2, 2022.* The Zoning Administrator of the City of Newport Beach will consider the following application:

Smith 507 LLC Residence – A request for a coastal development permit (CDP) to construct a new, three-story 2,287-square-foot single-family residence and attached 476-square-foot two-car garage on a vacant lot. The project includes appurtenances such as site walls, fences, patios, drainage devices, and landscaping. The design complies with all applicable development standards, including height, setbacks, and floor area limit, and no deviations are requested.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liane Schuller, Planning Consultant, at lschuller@newportbeachca.gov or 949-644-3200.

Project File No.: PA2022-067

Activity No.: CD2022-023

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-D (Two Unit Residential -20.0 – 29.9 DU/AC)

Filing date: March 23, 2022

Location: 1616 West Ocean Front

Applicant: Brandon Architects